

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 9 November 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.35 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, Mrs D Collins, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: W Breare-Hall and B Rolfe

Officers Present: J Shingler (Principal Planning Officer), E Featherstone (Highways Officer), R Perrin (Democratic Services Assistant) and P Seager (Chairman's Secretary)

48. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

49. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

50. MINUTES

RESOLVED:

That the minutes of the meeting held on 21 February 2007 be taken as read and signed by the Chairman as a correct record.

51. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0207/11 – Fyfield Business and Research Park, Fyfield Road, Ongar
- EPF/1589/11 – Land adj 38 Onslow Gardens, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Grigg and D Stallan declared a personal interest in the following items of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1381/11 – Bantham and Ongar Bowls Club, Weald Bridge Road, North Weald Road, North Weald Bassett, Epping.
- EPF/1933/11 – Chase Farm, Vicarage Lane, North Weald
- EPF/1934/11 - Chase Farm, Vicarage Lane, North Weald

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following items of the agenda, by virtue of being a member of Matching Parish Council and knowing the objector. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1407/11 – Former Moor Hall Stables, Moor Hall Road North, Matching

(d) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1668/11 – The Old Granary, Copped hall, High Road, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1661/11 Spotted Dog, 2 Ivy Chimneys Road, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following items of the agenda, by knowing the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/1933/11 – Chase Farm, Vicarage Lane, North Weald
- EPF/1934/11 - Chase Farm, Vicarage Lane, North Weald

52. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

53. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

54. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0207/11
SITE ADDRESS:	Fyfield Business And Research Park Fyfield Road Ongar Essex CM5 0GN
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Outline planning application for the redevelopment (in 3 phases) of Fyfield Business Park comprising the removal of all existing building except 2 no. office buildings, a grade II stable block and a crèche building and existing hardcourt recreation area and changing facilities. Erection of 12 no. one and two storey office buildings equating to a gross external area of 17,071m ² . Construction of new site access, including a roundabout off Fyfield Road. Provision of a new cricket pitch and additional amenity space. Comprehensive landscaping scheme including new trees, shrubs and hedges. Provision of a total of 521 car parking spaces and 234 cycle parking spaces.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525177

This item was deferred to allow Members to make a site visit.

Report Item No: 2

APPLICATION No:	EPF/1381/11
SITE ADDRESS:	Bantham And Ongar Bowls Club Weald Bridge Road North Weald Bassett Epping Essex CM16 6GP
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Removal of condition 5 of planning permission ref: EPF/1563/99 to allow the Bowls Club to be used for other sporting activities (Construction of new bowls club including details of new clubhouse, bowling green access road, car park and siting of temporary clubhouse)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529470

CONDITIONS

- 1 The premises shall be used solely for purposes within Use Class D2 (e) and for no other purpose (including any other purpose in Use Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 2 No amplified music shall be played within the clubhouse premises at any time.
- 3 No form of amplified sound shall be permitted on the site, either within the building or outside at any time.
- 4 No form of external lighting shall be erected on site without the submission of a detailed scheme and such scheme shall be agreed in writing by the Local planning Authority prior to any works in connection with lighting commencing.
- 5 The approved car park shall be retained for visitors to the site at all times and shall not be used for any other purpose whatsoever.
- 6 The use hereby permitted shall not be open to customers/members outside the hours of 10am -11pm seven days a week.
- 7 The outdoor areas of the site shall not be utilised for any sporting or leisure activity except bowling, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1407/11
SITE ADDRESS:	Former Moor Hall Stables Moor Hall Road North Matching Essex
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Change of use and conversion of former stables building to provide a two bedroom dwelling.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529574

REASON FOR REFUSAL

- 1 The proposed development due to its proximity to the adjacent residential unit will result in an unacceptable loss of residential amenity to the occupants of that dwelling including a perception of overlooking and loss of privacy, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1467/11
SITE ADDRESS:	Nine Ashes Farm Rookery Road High Ongar Ingatestone Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Change of use from Agricultural to use for residential purposes (Use Class C3a) and for the construction of 10 no. semi detached three bedroom houses. Demolition of existing redundant buildings on the site.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529774

REASON FOR REFUSAL

- 1 The proposed dwellings would constitute inappropriate development within the Green Belt, which would be harmful by definition. No very special circumstances exist to outweigh this harm to the Green Belt. Accordingly, the proposed development would be contrary to Policy GB2A of the adopted Local Plan and Alterations.
- 2 The proposed development, due to its density, massing and layout would be out of keeping with the pattern of nearby residential development to the detriment of the character and appearance of the rural area, contrary to Policies CP3(v), DBE1 and DBE4 of the adopted Local Plan and Alterations.
- 3 The proposed development would fail to provide any affordable housing, of which there is a considerable shortage within the District, contrary to Policies H5A, H6A and H7A of the adopted Local Plan and Alterations.

Members wished it noted that they do not object to the principle of housing on the site but a lesser number with more openness and appropriate housing and education contributions was needed.

The Officer explained that a further 42 letters of support of application plus 3 objections to industrial development had been received and a letter of support from Blackmore Primary School.

Report Item No: 5

APPLICATION No:	EPF/1589/11
SITE ADDRESS:	Land adj 38 Onslow Gardens Ongar Essex CM5 9BQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Proposed new three bedroom dwelling. (Amended application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530211

REASON FOR REFUSAL

- 1 The proposal due to its size in relation to its associated plot and its bulk and poor design, in particular the rear dormer window, is considered to be overdevelopment and harmful to the character and amenity of the area, contrary to policies DBE1 and CP7 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1661/11
SITE ADDRESS:	Spotted Dog 2 Ivy Chimneys Road Epping Essex CM16 4EL
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing public house and construction of an eight unit residential development.
DECISION:	Grant Permission (Subject to S106)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530390

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: EEU_100, EEU_200 Rev: A, EEU_201 Rev: A, EEU_202, EEU_205 Rev: A, EEU_206 Rev: A, 5075/1, 5075/2
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevation of the dwelling shown as No. 1 on the submitted plans shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model

Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 15 There shall be no structures or vegetation erected or installed that exceeds 600mm within the 1m strip of open land as shown on Plan No. EUU_201 Rev: A.

And subject to a S106 legal agreement to be completed within 6 months requiring the developer to upgrade the two bus stops in close proximity to the site and to make a financial contribution of £40,000 to upgrade the nearby public play area as required by the proposed development.

Report Item No: 7

APPLICATION No:	EPF/1668/11
SITE ADDRESS:	The Old Granary Copped Hall High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed single storey extension.
DECISION:	Deferred to West Area Plans Sub Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530397

This application is within the West Area and on agenda in error. Members therefore voted to defer the application to West Area Committee for decision.

Report Item No: 8

APPLICATION No:	EPF/1933/11
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Retention of building on site of former agricultural buildings for small scale storage (Units 15A-D) (Units 16A-G) and as a workshop (Unit 15E) (B8 storage and B1 light industrial uses only).
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531386

REASON FOR REFUSAL

- 1 The proposal constitutes inappropriate development harmful to the openness of the Green Belt. No very special circumstances exist to clearly outweigh this harm, and therefore the development is contrary to PPG2 and policy GB2A of the adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/1934/11
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Continued use of former agricultural buildings for small scale storage (Units 6A-C); (Units 7A and B); (Units 21-28); (Units 30-32); (Unit 44); (Unit 43 storage yard) and workshops (Unit 14); (Units 40-42) and parking areas (B8 storage and B1 light industrial uses only).
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531387

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1489/11 Rev: B, 1489/12 Rev: A, 1489/13 Rev: A.
- 2 There shall be no open storage or open working onsite or along the access at any time.
- 3 Units 6A to 6C, 7A and 7B, 21 to 28, 30 to 32, 43 and 44 (inclusive), as shown on Plan Ref: 1489/11 Rev: B, shall be used solely for B8 and for no other purpose (including any other purpose in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 4 Units 14, 40 to 42 and 44 (inclusive) shall be used solely for B1 and for no other purpose (including any other purpose in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 8, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 The units hereby permitted shall not be open, operate or accept deliveries outside the hours of 8am to 6pm on Monday to Saturday and not at all on Sundays or Bank/public holidays.

- 7 The parking areas shown on the approved plan shall be retained free of obstruction for the parking of staff and visitors vehicles.
- 8 Within 3 months from the date of this notice, details and drawings of fencing and landscaping along the access shall be submitted to the Local planning Authority. The agreed fencing shall be erected in accordance with these details within 6 months of the date of its approval and the agreed planting implemented in the first planting season. The fencing and planting shall be retained and maintained in accordance with the approved details thereafter.